# CATOCTIN CREEK TOWNE CENTER

# COMPREHENSIVE PLAN AMENDMENT REZONING & SPECIAL USE PERMIT

CPA#12-01, RZ#12-01, AND SUP #13-\_\_\_\_

TOWN OF PURCELLVILLE, VIRGINIA

#### NOTES:

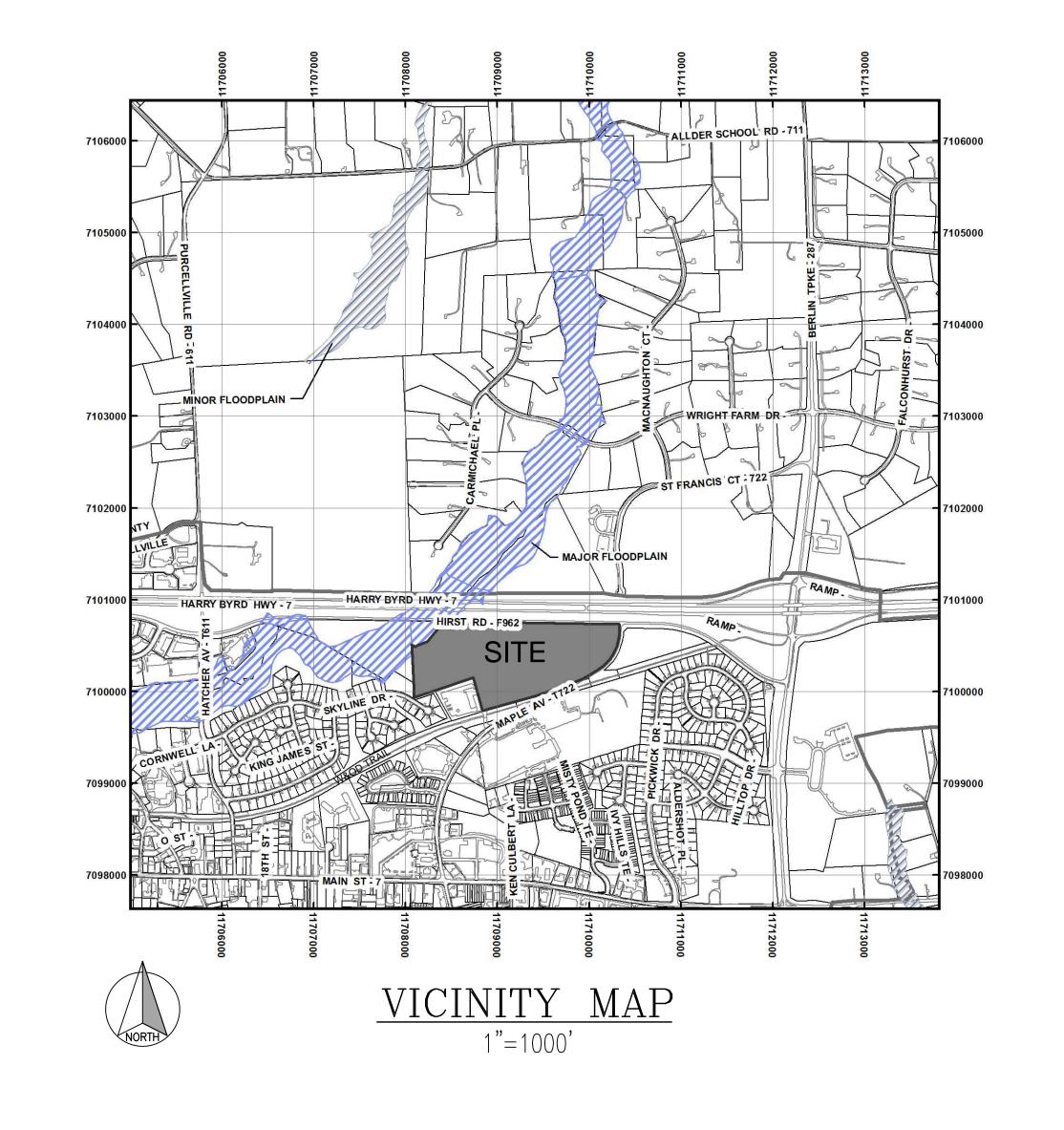
1. THE SUBJECT PROPERTY IS LOCATED WHOLLY WITHIN THE TOWN OF PURCELLVILLE, VA. CURRENT OWNER INFORMATION WAS TAKEN FROM THE LOUDOUN COUNTY REAL ESTATE TAX ASSESSMENT AND PARCEL DATABASE. THE PROJECT IS COMPOSED OF THE FOLLOWING PARCELS AMONG THE LAND RECORDS OF LOUDOUN COUNTY, VIRGINIA:

20.43 AC BRANKO STUPAR, TRUSTEE BRENT H. MERCKE 10.0 AC 2.0 AC

- 2. BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM AN ALTA SURVEY PREPARED BY BOWMAN CONSULTING GROUP DATED 05/29/2012, AND LOUDOUN COUNTY GIS DATA.
- 3. THIS PROPERTY IS CURRENTLY ZONED CM-1 (LOCAL SERVICE INDUSTRIAL DISTRICT) AND C-1 WITH PORTIONS OF THE PROPERTY IN THE
- 4. THE COMPREHENSIVE PLAN AMENDMENT APPLICATION APPLIES TO THE 32.43 ACRE ASSEMBLAGE IN ITS ENTIRETY, AND PROPOSES RESIDENTIAL-MF AND MIXED COMMERCIAL LAND USE DESIGNATIONS FOR THE SITE, AS SHOWN ON THE COMPREHENSIVE PLAN AMENDMENT PLAT, SHEET 3 OF 9.
- 5. THE REZONING APPLICATION PROPOSES THE 13.72 ACRES COMPRISING THE WESTERN PORTION OF THE SITE BE ZONED PDH-15, TO BE DEVELOPED WITH 176 MULTI-FAMILY RESIDENTIAL UNITS AND A COMMUNITY RECREATION FACILITY. THE REMAINING 18.71 ACRES IS PROPOSED TO BE ZONED MC (MIXED COMMERCIAL), WHICH WILL BE DIVIDED INTO 4 LAND BAYS ACCOMMODATING A MIX OF COMMERCIAL RECREATION AND GENERAL COMMERCIAL USES AS DEPICTED ON THE CONCEPT DEVELOPMENT PLAN. SHEET 4 OF 9.
- 6. THE SPECIAL USE PERMIT APPLICATION PROPOSES COMMERCIAL OUTDOOR RECREATION USES ON THE 18.71 ACRES PROPOSED TO BE ZONED MC. SAID USES WILL CONSIST OF MINIATURE GOLF, BUMPER BOATS, GO-KARTS, BATTING CAGES, AND OUTDOOR EVENTS AS GENERALLY SHOWN ON THE SPECIAL USE PERMIT CONCEPT PLAN, SHEET 9 OF 9.
- 7. TOPOGRAPHIC INFORMATION WAS TAKEN FROM AN ALTA FIELD SURVEY PREPARED BY BOWMAN CONSULTING GROUP DATED 05/29/2012, AND LOUDOUN COUNTY GIS TOPOGRAPHY DATA. GRID COORDINATES SHOWN ARE BASED ON VIRGINIA STATE PLANE COORDINATE, NORTH ZONE NAD 1983. STEEP SLOPES (SENSITIVE AND HIGHLY SENSITIVE) ARE LOCATED ON THE PROPERTY PER LOUDOUN COUNTY GIS DATA.
- 8. AREAS OF MAJOR FLOODPLAIN ARE LOCATED ON THE PROPERTY PER THE FLOODPLAIN MAP OF LOUDOUN COUNTY. PORTIONS OF THE SITE ARE SUBJECT TO THE FLOODPLAIN DISTRICT, AS ADMINISTERED UNDER ARTICLE 12 OF THE PURCELLVILLE ZONING ORDINANCE
- 9 THE SITE WILL BE SUPPLIED WITH PUBLIC WATER AND SANITARY SEWER BY EXTENSION OF EXISTING SYSTEMS.
- 10. ALL UTILITY DISTRIBUTION LINES SHALL BE PLACED UNDERGROUND.
- 11. SOILS INFORMATION SHOWN HEREIN ARE TAKEN FROM THE LOUDOUN COUNTY GIS SOILS DATA.
- 12. BUFFER YARDS AND LANDSCAPING SHALL BE COMPLETED IN ACCORDANCE WITH ARTICLE 7 OF THE PURCELLVILLE ZONING ORDINANCE UNLESS OTHERWISE MODIFIED, AND AS CONCEPTUALLY DEPICTED ON SHEET 6 OF 9.
- 13. ALL STORMWATER RUNOFF CONTROLS WILL BE PROVIDED ON SITE PER APPLICABLE STATE AND LOCAL STANDARDS. PROPOSED FACILITIES WILL INCLUDE ABOVE GROUND DETENTION AND CORRESPONDING BMP TO ENSURE APPLICABLE RUNOFF QUANTITY AND QUALITY STANDARDS ARE MET. PROPOSED FACILITIES WILL BE LOCATED AS GENERALLY SHOWN HEREIN SUBJECT TO FINAL ENGINEERING DESIGN, AND MAY BE ADJUSTED
- 14. ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT TOWN OF PURCELLVILLE AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND
- 15. ACCESS TO THE PROPOSED MULTI-FAMILY RESIDENTIAL DEVELOPMENT WILL OCCUR VIA HIRST ROAD, WHICH IS A COLLECTOR ROAD PER THE 2009 PURCELLVILLE TOWNWIDE TRANSPORTATION PLAN. THE PROPOSED MULTI-FAMILY UNITS WILL BE ACCESSED FROM PRIVATELY MAINTAINED INTERNAL PARKING FACILITIES. ACCESS TO THE MIXED COMMERCIAL DEVELOPMENT WILL OCCUR VIA A PROPOSED CONNECTOR STREET BISECTING THE LAND BAYS BETWEEN HIRST ROAD AND MAPLE AVE.
- 16. EXISTING WELLS AND DRAINFIELDS ON SITE TO BE ABANDONED PER STATE AND LOCAL HEALTH DEPARTMENT STANDARDS. LOCATIONS OF EXISTING WELLS AND DRAINFIELDS ARE DEPICTED ON SHEET 8.
- 17. ALL EXISTING STRUCTURES SHALL BE REMOVED IN ACCORDANCE TO APPLICABLE STATE AND LOCAL STANDARDS.

18. NO FEDERAL OR STATE PERMITS OR CONDITIONS DIRECTLY LIMIT DEVELOPMENT OF THIS PROPERTY.

- 19. POLLUTION SOURCE PSCS-1989-0057 AS IDENTIFIED PER LOUDOUN COUNTY GIS DATA, HAS BEEN LOCATED ON SITE AND SHOWN ON SHEET 8 OF 8 OF THIS PLAN. TO THE BEST OF THE APPLICANTS' KNOWLEDGE, THERE ARE NO OTHER TOXIC SUBSTANCES OR HAZARDOUS WASTE ON THE PROPERTY; AS DEFINED BY TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355 AND AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT.
- 20. THERE ARE NO KNOWN GRAVES OR BURIAL SITES THAT WILL BE IMPACTED BY THE PROPOSED DEVELOPMENT.
- 21. A TRAFFIC IMPACT ANALYSIS WAS PREPARED BY BOWMAN CONSULTING GROUP DATED SEPTEMBER, 2013 AND WILL BE SUBMITTED UNDER SEPARATE COVER. THE PROPOSED IMPROVEMENTS ARE DEPICTED AND DESCRIBED ON THE CIRCULATION PLAN, SHEET 5 OF 9. THE CONFIGURATION OF IMPROVEMENTS SHOWN ON THIS PLAN IS CONCEPTUAL AND MAY VARY WITH FINAL ENGINEERING DESIGN PURSUANT TO VDOT REQUIREMENTS.
- 22. WETLANDS SHOWN ARE FROM A WETLANDS DELINEATION PREPARED BY BOWMAN CONSULTING GROUP DATED 06/21/2013 AND JURISDICTIONAL DETERMINATION (PROJECT NUMBER 2012-1442), DATED AUGUST 28, 2012 BY USACE.



# OWNER

BRANKO STUPAR, TRUSTEE C/O MARLYS RIXEY

> 6401 LITTLE LEIGH CT. CABIN JOHN, MD 20818-1625

MERCKE, BRENT H.

35487 SNAKE HILL RD. MIDDLEBURG, VA 20117-3607

## APPLICANT

S.L. NUSBAUM REALTY COMPANY, CONTRACT PURCHASER 1700 WELLS FARGO CENTER 440 MONTICELLO AVENUE

NORFOLK, VA 23510

### SHEET INDEX

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- 9. SPECIAL USE PERMIT CONCEPT PLAN

PLAN STATUS

JOB No. 5384-01-002 DATE OCTOBER 1, 2013 FILE No. 5384-D-ZP-002

1 of 9

DATE DESCRIPTION CIM DESIGN DRAWN CHKD SCALE H: AS SHOWN

